

Project Summary for NSP3		
Project Name	Total Housing Units	NSP3Need Score
Bicknell	246	18
Winona Hospital	0	0
Richmond	472	17.07
Mishawaka NorthEast	126	18
Mishawaka NorthWest	247	18
HUEDC - Paoli	27	18
Total Housing Units for All Shapes: 1118		
Total NSP3 Need Score: 17.61		

Neighborhood ID: 2774017

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Bicknell

Date: 2011-02-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 246

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 79

Percent Persons Less than 80% AMI: 65.06

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 236

Residential Addresses Vacant 90 or more days (USPS, March 2010): 42

Residential Addresses NoStat (USPS, March 2010): 8

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 31

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 50.9

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.1

Number of Foreclosure Starts in past year: 2

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005*: 4.7

Place (if place over 20,000) or county unemployment rate June 2010*: 7.1

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-87.310774 38.774345 -87.311010 38.767184 -87.307191 38.767134 -87.307148 38.767502 -87.305002
38.767469 -87.304895 38.771635 -87.308371 38.775348

Blocks Comprising Target Neighborhood

180839550002036, 180839550002035, 180839550002034, 180839550002033, 180839550002052,
180839550002051, 180839550002048, 180839550002047, 180839550002046, 180839550002045,
180839550002044, 180839550002043, 180839550002042, 180839550002032, 180839550002029,
180839550002028, 180839550002027, 180839550002026, 180839550005003, 180839550005005,
180839550005007, 180839550005035, 180839550005030, 180839550005029, 180839550005028,
180839550005027, 180839550005026, 180839550005025, 180839550005012, 180839550005011,
180839550005010, 180839550005009, 180839550005008, 180839550005004, 180839550005002,
180839550005001,

Neighborhood ID: 7543457

NSP3 Planning Data

Grantee ID: 1814040E

Grantee State: IN

Grantee Name: INDIANAPOLIS

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Winona Hospital/Near North area

Date: 2011-02-10 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 271

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 84.09

Percent Persons Less than 80% AMI: 68.1

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 259

Residential Addresses Vacant 90 or more days (USPS, March 2010): 54

Residential Addresses NoStat (USPS, March 2010): 6

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 52

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 53.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.9

Number of Foreclosure Starts in past year: 4

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -4

Place (if place over 20,000) or county unemployment rate June 2005*: 5.2

Place (if place over 20,000) or county unemployment rate June 2010*: 9.7

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.156738 39.815541 -86.162081 39.815343 -86.161973 39.810135 -86.159034 39.810135 -86.159034 39.813745 -86.156759 39.813811

Blocks Comprising Target Neighborhood

180973510001008, 180973510001009, 180973510001007, 180973510001006, 180973510004012,
180973510004003, 180973510004001, 180973510004002,

Neighborhood ID: 3501037

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Richmond

Date: 2011-02-01 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 17.07

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 472

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 75.48

Percent Persons Less than 80% AMI: 57.75

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 460

Residential Addresses Vacant 90 or more days (USPS, March 2010): 56

Residential Addresses NoStat (USPS, March 2010): 5

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 94

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 35.35

Percent of Housing Units 90 or more days delinquent or in foreclosure: 9.33

Number of Foreclosure Starts in past year: 6

Number of Housing Units Real Estate Owned July 2009 to June 2010: 4

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005: 6.9

Place (if place over 20,000) or county unemployment rate June 2010: 11.3

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.887731 39.826731 -84.889877 39.826666 -84.889898 39.824589 -84.888418 39.824556 -84.888375
39.819398 -84.891679 39.819315 -84.891701 39.819711 -84.892302 39.819711 -84.892280 39.819315
-84.892859 39.819315 -84.892945 39.816003 -84.890006 39.816003 -84.889963 39.815541 -84.887795
39.815558

Blocks Comprising Target Neighborhood

181770009001012, 181770009001011, 181770009001010, 181770009001009, 181770009001033,
181770009001032, 181770009001029, 181770009001028, 181770009001027, 181770009001026,
181770009001034, 181770010001047, 181770010001046, 181770010001045, 181770010001044,
181770010001043, 181770010003021, 181770010003017, 181770010003001,

Neighborhood ID: 8041687

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Mishawaka NorthEast

Date:2011-02-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 126

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 77.72

Percent Persons Less than 80% AMI: 41.95

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 117

Residential Addresses Vacant 90 or more days (USPS, March 2010): 11

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

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Total Housing Units to receive a mortgage between 2004 and 2007: 31

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 33.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.3

Number of Foreclosure Starts in past year: 2

Number of Housing Units Real Estate Owned July 2009 to June 2010: 1

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Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.4

Place (if place over 20,000) or county unemployment rate June 2005: 4.8

Place (if place over 20,000) or county unemployment rate June 2010: 11.5

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Market Analysis:

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5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.173131 41.666773 -86.173131 41.670387 -86.176404 41.670387 -86.176329 41.666781

Blocks Comprising Target Neighborhood

181410107003005, 181410107003004, 181410107003015, 181410107003014, 181410107003013,
181410107004017, 181410107004016, 181410107004015, 181410107004008, 181410107004007,

Neighborhood ID: 8169952

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Mishawaka NorthWest

Date: 2011-02-02 00:00:00

NSP3 Score

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Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 247

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 81.77

Percent Persons Less than 80% AMI: 55.98

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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USPS Residential Addresses in Neighborhood: 230

Residential Addresses Vacant 90 or more days (USPS, March 2010): 26

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 57

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.8

Number of Foreclosure Starts in past year: 4

Number of Housing Units Real Estate Owned July 2009 to June 2010: 3

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.4

Place (if place over 20,000) or county unemployment rate June 2005*: 4.8

Place (if place over 20,000) or county unemployment rate June 2010*: 11.5

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

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4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.181983 41.655167 -86.181940 41.653026 -86.185920 41.653058 -86.185910 41.653948 -86.190201 41.654028 -86.190201 41.657010 -86.185942 41.656954 -86.185920 41.655231

Blocks Comprising Target Neighborhood

181410102004003, 181410102004004, 181410102004005, 181410102004002, 181410102005012,
181410102005011, 181410102005010, 181410102005025, 181410102005026, 181410102005007,

Neighborhood ID: 6315734

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: HUEDC - Paoli

Date: 2011-02-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 27

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 76

Percent Persons Less than 80% AMI: 56.7

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current or potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 26

Residential Addresses Vacant 90 or more days (USPS, March 2010): 1

Residential Addresses NoStat (USPS, March 2010): 2

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 4

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 39

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.9

Number of Foreclosure Starts in past year: 0

Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005: 6.9

Place (if place over 20,000) or county unemployment rate June 2010: 10.6

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.471071 38.556124 -86.471066 38.555046 -86.468464 38.555046 -86.468486 38.555717 -86.468904 38.555755 -86.468958 38.556120

Blocks Comprising Target Neighborhood

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